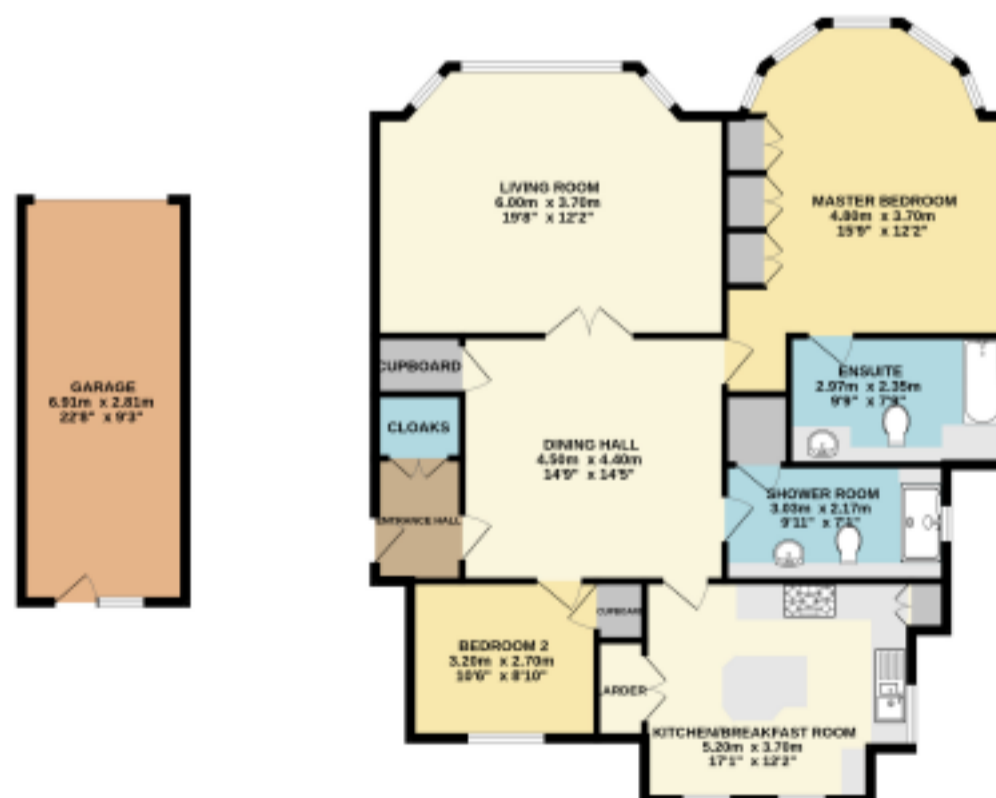




APARTMENT 3, ALTENBROOK
22 HARROP ROAD, HALE
CHESHIRE, WA15 9BZ

John N
Hilditch & Co

Ground Floor
140.1 sq.m. (1508 sq.ft.) approx.



FLOOR PLANS

Not to Scale. For Illustration purposes only.

TOTAL FLOOR AREA: 140.1 sq.m. (1508 sq.ft.) approx.
While every effort has been made to ensure the accuracy of the floor plan, the vendor does not warrant the accuracy of the floor plan and is not responsible for any errors or omissions. The vendor does not warrant the accuracy of the floor plan and is not responsible for any errors or omissions. The vendor does not warrant the accuracy of the floor plan and is not responsible for any errors or omissions.

162/164 Ashley Road, Hale, Cheshire WA15 9SF Tel: 0161 929 6363 Web: www.jhilditch.com

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APARTMENT 3, ALTENBROOK
22 HARROP ROAD
HALE



A well presented ground floor apartment set within this impressive development ideally located within walking distance of Hale Village.

The property is ideal for a professional couple or downsizer and is securely positioned behind electric gates. The spacious accommodation in brief comprises entrance hall with cloaks cupboard, dining room with further storage, a super bay fronted living room overlooking the gardens and a breakfast kitchen which enjoys the comings and goings of the development and benefits from a utility cupboard. Completing the accommodation is a master bedroom with ensuite, bedroom two and a family bathroom.

GROUND FLOOR

- ENTRANCE HALL
- CLOAKS
- LOUNGE 19'8" x 12'2" (6 x 3.70)
- DINING HALL 14'9" x 14'5" (4.50 x 4.40)
- KITCHEN/BREAKFAST ROOM 17'1" x 12'2" (5.20 x 3.70)
- LARDER
- MASTER BEDROOM 15'9" x 12'2" (4.80 x 3.70)
- EN-SUITE BATHROOM 9'9" x 7'9" (2.97 x 2.35)
- BEDROOM TWO 10'6" x 8'10" (3.20 x 2.70)
- SHOWER ROOM 9'11" x 7'1" (3.03 x 2.17)

EXTERNALLY

- GARAGE 22'8" x 9'3" (6.91 x 2.81)



Altenbrook is set behind a Gated Entrance with Parking and Garage and stands on beautifully maintained Communal Gardens set in amongst large and impressive detached family residences. The development is about five minutes' walk from Hale's fashionable village with its range of shops and restaurants. Altrincham's busy market town centre and its Metrolink services into Manchester lie within six minutes drive and the urban motorway network and International Airport are a short drive away.

SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

ASSESSMENT:

Trafford Borough Council. Council Tax Band " VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



The sale of this apartment offers the ideal opportunity for a purchaser seeking a well-fitted and good sized apartment, in an airy yet private setting, within walking distance of all amenities.

DIRECTIONS

From the centre of Hale, proceed along Ashley Road in the direction of St. Peter's Church, turning left onto Harrop Road. Continue for approximately four hundred metres and the development will be found on the right hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		